

ROSE HILL PLANNING DISTRICT

Planning District Overview and Character

The Rose Hill Planning District is located in southeastern Fairfax County and the Lee Supervisory District. The City of Alexandria is adjacent to the northern boundary of the District. The CSX, Metrorail tracks and the Capital Beltway form a transportation corridor along Rose Hill's northern boundary. There are a variety of industrial and high density office uses along this corridor.

Franconia Road and Telegraph Road are two heavily used roads that cross through the District.

The southern part of the District is predominantly parkland surrounded by established single-family neighborhoods. This part of the District has abundant natural and cultural resources. [Huntley Meadows Park](#) and the [Historic Huntley Mansion](#) are located where Hunting Creek Plantation was once located and owned by Thomson F. Mason the early 1800's. The southern part of the District is located in the Dogue Creek watershed and the northern part is in the Cameron Run watershed.



The Rose Hill Planning District contains land in four watersheds: Accotink Creek, Dogue Creek (56% of the district), Cameron Run (40% of the district) and Little Hunting Creek. The Park Authority land area is mostly within the Dogue Creek watershed. The Rose Hill Planning District includes significant headwaters areas for Dogue Creek and Cameron Run. Unfortunately, those headwaters are largely developed and there are few stormwater controls. The result is often severe degradation within many streams, and the streams arriving in our larger parks generally are subject to high storm flows and carry a heavy sediment load. Kingstowne and Manchester Lakes are two major planned communities that include single-family, townhouses and multifamily residential dwellings and a variety of recreational amenities. A focal point of the Kingstowne development is its mixed-use Community Business Center which is growing into a major employment center in the Rose Hill Planning District.

The population in the Rose Hill Planning District has increased significantly in the last 20 years. Much of the population increase is due to the development of Kingstowne and Manchester Lakes communities which added 6,590 residential units in the district during the 1990's. The district was built out during that

period and now the population growth has leveled off. Rose Hill also has more households without children than the County average (Table 1).

Table 1: Demographic Indicators for Rose Hill

Rose Hill Demographic Data			
	Rose Hill	Fairfax County	District Rank
Total Population			
1980 Population	23,262	596,901	12 of 14
2005 Population	49,522	1,041,242	11 of 14
2004 Population Density	6.0	4.5 per acre	6 of 14
Median Market Housing Value	\$307,714	\$349,000	10 of 14
Housing Units 2005	20,573	384,683	9 of 14
Nonresidential Structure Gross Floor Area 2004	4,242	229,527,736	13 of 14
2000 Households (HH)	18,397	348,714	10 of 14
w/o Children	70%	63%	4 of 14
w Children under 18	30%	37%	11 of 14
Total Population in 2000	45,646	969,749	11 of 14
White	72.6%	69.9%	6 of 14
Black	11.4%	8.6%	4 of 14
Asian & Pacific Islander	9.1%	13.1%	12 of 14
Other or Two or More	6.8%	8.5%	9 of 14
Hispanic (can be of any race)	8.2%	11.0%	10 of 14

Park System Overview

Approximately 24 percent (2,147 acres) of the total 9,095 acres in the Rose Hill Planning District is parkland owned and managed by the Park Authority. There are twenty-six parks in Rose Hill. Huntley Meadows Park, Lee District Park and the Greendale Golf Course constitute 82 percent of the County parkland. There are no other public entities that provide parkland in the District. Parks are shown on Map 1.

The Park Authority protects significant natural and historical resources in Rose Hill. Major park facilities in the Rose Hill Planning District include Huntley Meadows Park, [Lee District Park](#), [Lee District RECenter](#), [Greendale Golf Course](#), and the Huntley Historic Site. Parks in the District are listed in Table 2.

Map 1: Park and Recreation Lands in the Rose Hill Planning District

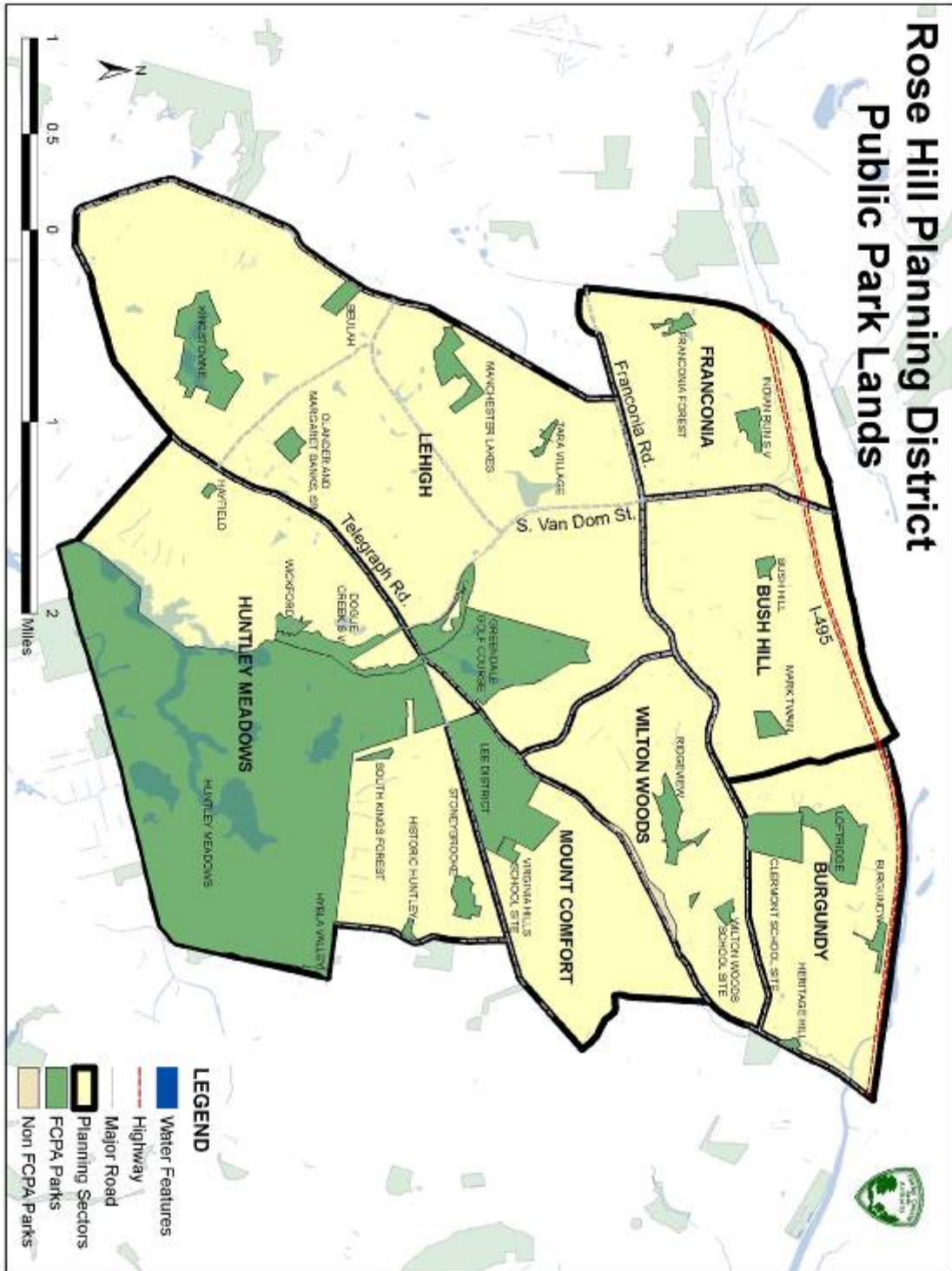
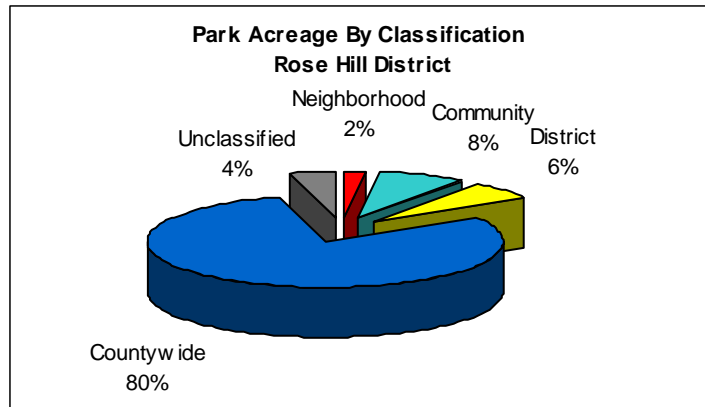


Table 2: Parks by Planning Sector in the Rose Hill District

SECTOR	PARK NAME	PARK CLASS	ACRES	CURRENT MASTER PLAN APPROVAL DATE
RH 1 FRANCONIA	FRANCONIA FOREST*	NEIGHBORHOOD	6.66	
	INDIAN RUN STREAM VALLEY*	STREAM VALLEY	12.26	
RH 2 BUSH HILL	BUSH HILL	NEIGHBORHOOD	5.30	1984
	MARK TWAIN	COMMUNITY	9.95	1968
RH 3 BURGUNDY	BURGUNDY	NEIGHBORHOOD	7.76	1977
	CLERMONT SCHOOL SITE	COMMUNITY	40.85	1975
	HERITAGE HILL	NEIGHBORHOOD	2.22	
	LOFTRIDGE	COMMUNITY	48.58	
RH 4 LEHIGH	GREENDALE GOLF COURSE	SPECIAL PURPOSE	147.27	1976
	MANCHESTER LAKES	COMMUNITY	27.40	
	TARA VILLAGE	NEIGHBORHOOD	4.41	
	BEULAH	COMMUNITY	10.62	
	KINGSTOWNE	UNASSIGNED	75.31	
	DOGUE CREEK STREAM VALLEY*	STREAM VALLEY	28.06	
	OLANDER AND MARGARET BANKS, SR.	COMMUNITY	9.96	
RH 5 WILTON WOODS	RIDGEVIEW	COMMUNITY	24.98	1968
	WILTON WOODS SCHOOL SITE	NEIGHBORHOOD	4.74	
RH 6 MOUNT COMFORT	VIRGINIA HILLS SCHOOL SITE	NEIGHBORHOOD	6.01	
	LEE DISTRICT	DISTRICT	135.48	2006
RH 7 HUNTLEY MEADOWS	DOGUE CREEK STREAM VALLEY*	STREAM VALLEY	38.01	
	HAYFIELD	NEIGHBORHOOD	2.10	1977
	HISTORIC HUNTLEY	HERITAGE RESOURCE	2.90	2002
	HUNTLEY MEADOWS	NATURAL RESOURCE	1,375.03	1978
	STONEBROOKE	COMMUNITY	14.26	1985
	SOUTH KINGS FOREST	NEIGHBORHOOD	3.51	
	WICKFORD	NEIGHBORHOOD	7.58	UNKNOWN
TOTAL			2,051.21	

* Acreage within the Rose Hill Planning District

Seventy-nine percent of the Rose Hill parkland is classified as Countywide. With the exception of Greendale Golf Course, which is a special purpose park, the countywide parks are natural resource, cultural resource or stream valley parks. Huntley Meadows, which is 1,530 acres, is the largest of these natural and cultural resource parks. It has wetlands and unique wildlife habitats that serve people throughout Fairfax County and the Washington, D.C. metropolitan area.



Lee District Park, Huntley Meadows Park and Greendale Golf Course touch boundaries near the center of the district bringing together an extraordinary combination of natural resources, cultural resources and recreational facilities. These parks reflect the balance the Park Authority strives to maintain between preserving natural and cultural resources and providing recreational opportunities. Neighborhood and community parks are located throughout residential areas that provide athletic fields, tennis courts, playgrounds and other recreational facilities. The parks in the Rose Hill District are located in Park Authority Maintenance Area 3. Map 2 shows the District parks by classification and Table 3 indicated what type of recreation facilities are located in each park.

Map 2: Parkland Classification in Rose Hill District

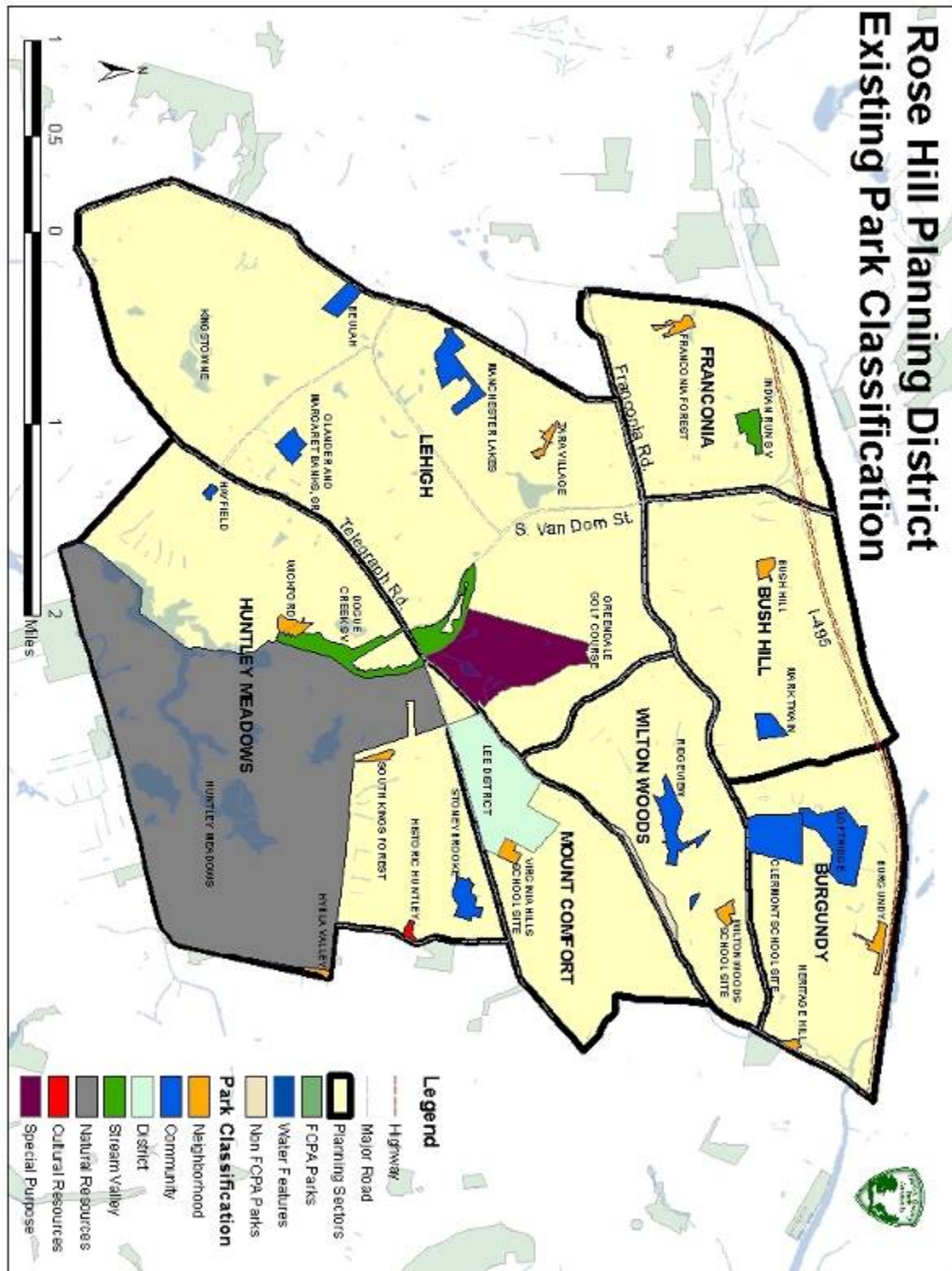


Table 3: Park Facilities provided by Park Authority in Rose Hill District

PARK NAME	Restrooms	GOLF	Mini Golf	TRAILS	PICNIC SHELTERS	Picnic Tables	PLAYGROUNDS	RECTANGLE FIELDS	DIAMOND FIELDS	Sand Volleyball Courts	TENNIS	MULTI-USE COURTS	RECenter	Garden Plots	HISTORIC FEATURE	WATER ACTIVITIES	Nature Center	Dog Park	SPECIALTY FEATURES
BEULAH	●			●					●										
BURGUNDY				●		●	●				●		P						
BUSH HILL				●															
CLERMONT SCHOOL SITE									●						●				
DOGUE CREEK STREAM VALLEY																			
FRANCONIA FOREST																			
GREENDALE GOLF COURSE	●	●													●				
HAYFIELD				P			●												
HERITAGE HILL																			
HISTORIC HUNTLEY															●				
HUNTLEY MEADOWS	●			●		P									●		●		P
INDIAN RUN STREAM VALLEY				●											●				
KINGSTOWNE				●		●													●
LEE DISTRICT	●			●	●	●	●	●	●	●	●	●	●		●				
LOFTRIDGE				●															
MANCHESTER LAKES				●			●	●											
MARK TWAIN				●			P												
OLANDER AND MARGARET BANKS, SR.																			
RIDGEVIEW				●		●	●					●							
SOUTH KINGS FOREST																			P
STONEBROOKE	●			●	●	●	●				●	●			●				
TARA VILLAGE																			
VIRGINIA HILLS SCHOOL SITE								●	●		●								
WICKFORD				●		●	●					●							
WILTON WOODS SCHOOL SITE							●		●		●								
Facilities Exist ●																			
Facilities Planned P																			

Summary of Major Parks and Facilities

Lee District Park and RECenter is a 138-acre park that provides active indoor and outdoor recreation facilities, including ball fields, swimming pool, fitness and educational programming, and special events throughout the year. Over one-half of the total acreage of the park is preserved as a natural resource area. It has a greater variety of activities and facilities than many other parks in the county. The RECenter has an Olympic-sized pool, a gymnasium with a track, fitness center and a dance studio. Outdoor recreational facilities include an amphitheater, three group picnic areas located near the park entrance, an old fashioned carousel, athletic fields, lighted tennis courts, basketball courts, a playground and trails. During the summer months, the amphitheater is the location for scheduled musical performances known as the “Family Concert Series” which typically attracts a capacity crowd.

A new “Family Recreation Area” is planned in addition to the existing picnic areas, amphitheater, carousel, and caboose. A themed accessible play area is proposed which will have a tree house with gently graded ramps that children of all abilities will be able to use.

Huntley Meadows Park is a natural resource park that is actively managed to preserve its unique wetland habitat and wildlife species and to provide recreational and educational opportunities. The park provides environmental education through exhibits at the nature center, programming, guided nature walks, and educational materials. Efforts to restore the park’s wetlands will begin in 2008.

Greendale Golf Course was built in the 1970’s and has an 18-hole regulation golf course on 148 acres of rolling terrain that has asphalt cart paths. The facility includes a practice putting green, a clubhouse with food service and other club amenities.

Huntley Historic Site is situated on a 2.75-acre site and is protected by the Huntley Historic Overlay District. It is located along Harrison Lane close to the entrance of Huntley Meadows Park. The primary historic structure on this site is the nineteenth century residence, Huntley and there are some related out buildings. As visitors approach Huntley they have a view of the historic entrance from Harrison Lane and the terraced slope to the south of the main house. The Friends of Historic Huntley host public tours of the house twice a year. Restoration work is planned for both the grounds and buildings in the near future.

Parks and Facilities Provided by Other Entities

The Kingstowne planned residential community was first established twenty years ago and is still developing. It is a 1,300 acre community designed to resemble a small town where residents are provided schools, shopping, services, recreational facilities, entertainment, and community activities, which are generally walkable or convenient by bicycle. Kingstowne has 5,200 residential units that include single family homes, townhouses, multifamily condominiums, duets, and apartments. Approximately 25 percent of Rose Hill’s population lives in Kingstowne.

Manchester Lakes is a community with 1,390 condominium and town home units built in the late 1980’s. Manchester Lakes Master Association provides recreational facilities for its residents as well as planned recreational activities. The Park Authority owns Manchester Lakes Park, which was dedicated to the Park Authority and has two rectangular fields.

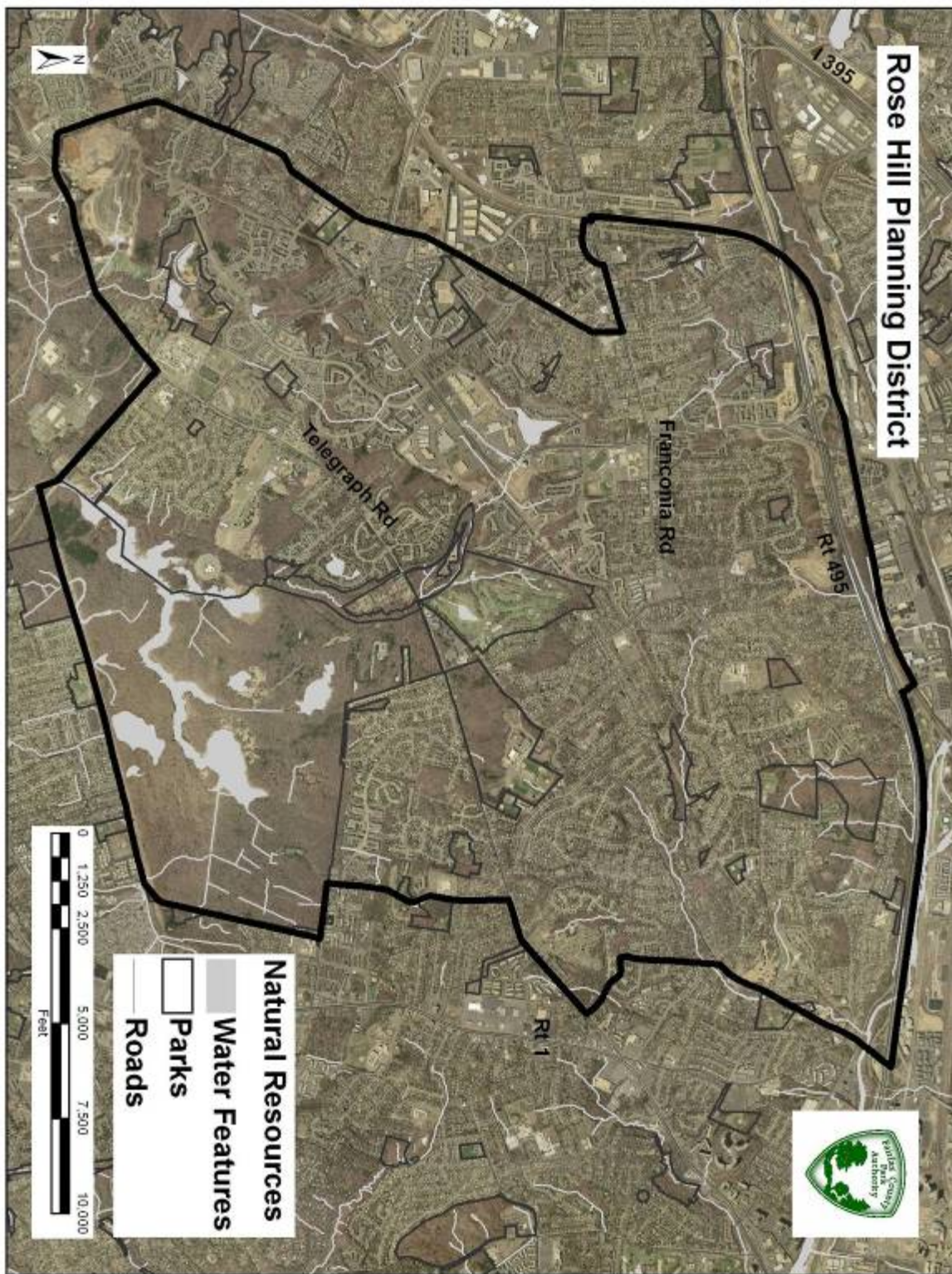
Together, Kingstowne and Manchester Lakes have four community centers, two pools, a picnic area, a volleyball court and multiple playgrounds, multi-purpose courts, tennis courts and trails.

Natural Resources

The natural areas in Rose Hill are primarily owned by the Park Authority, though some are on small private open space parcels and land owned by the Board of Supervisors. Unlike other sections of the County, the Park Authority does not own the low-lying stream valley corridors (with the exception of Huntley Meadows) and therefore few connections exist between large swaths of uplands. The larger park parcels including Huntley Meadows and Lee District Park are isolated and contain high-quality resources but remain under stress due to human activity, non-native invasive plant species, stormwater impacts and deer herbivory. Huntley Meadows Park has a natural resource management plan in place that guides resource management activities on site. The aerial photo in Map 3 shows the parkland in a landscape context with streams.

The existing resources are better understood in Rose Hill because much of the parkland is concentrated in several large parcels, though assessments and inventories consist of primarily isolated data collection efforts. Two of 17 parks have had natural resource inventories (Lee District and Manchester Lakes) completed. In addition, naturalist staff, volunteers and contractors have collected significant amounts of data about Huntley Meadows Park.

Map 3: Aerial Photo of Rose Hill Planning District with Streams



Cultural Resources

The Rose Hill Planning District contains the Huntley Historic Overlay District, and many important cultural resources. The most important of these are Huntley Mansion, Civil War features, one 18th century mill, and many Native American sites. These Native American sites exist in abundance in the undeveloped portions of our park lands. Sites types include Native American campsites, hunting stations and stone quarries. The Native Americans used outcrops of quartz for the manufacture of many types of tools, including spears, knives, arrow points, scrapers, axes and awls. The district contains Native American sites that date from the earliest known occupations in the county, some 12,000 years ago up to European contact.

The Rose Hill Planning District contains potentially significant cultural resources ranging from Native American settlements, 18th-19th century homes, Civil War sites, 19th century railroad beds and a 20th century airport. The stream valleys and Huntley Meadows Park are likely to be rich in artifacts left by Native Americans who settled in the area. Land that is undeveloped in the District may still hold the remains of Civil War fortifications.

Two historic properties owned by the Park Authority that have been preserved are Historic Huntley and Stone Mansion. Historic Huntley is listed in the National Register of Historic Places. Within Stoneybrooke Park the Park Authority has preserved the historic Stone Mansion which was built in 1780 by Walter Brooke, a commodore of the Revolutionary War Navy of Virginia. He was a friend of George Washington, and first cousin to George Mason. The house was restored in the 1940s. Other historic sites within the District are Ashland, Belvale, Evergreen and Mount Erin.

Park Accessibility and Connectivity

Public transportation infrastructure in Rose Hill includes Metro bus service and the Fairfax Connector Bus from the Huntington Metro Station, Van Dorn Street Metro Station and the Franconia-Springfield Metro Station. The bus routes are located along the main roadways although they generally do not provide direct access to most parks. Parks that have direct access by bus on weekdays and weekends are Lee District Park and Huntley Meadows Park, both of which have Fairfax Connector bus stops at their entrances.

Huntley Meadows Park, Greendale Golf Course, and Lee District Park are adjacent to one another but lack trail connections to link them. A trail connection is planned in the adopted Countywide Trails Plan that shows a trail planned along both sides of Telegraph Road between Rose Hill Drive and South Van Dorn Street.

Major Anticipated Land Use and Demographic Changes

Two mixed-use development centers are in the County Comprehensive Plan planned for Rose Hill: the Van Dorn Metro station and the Kingstowne Community Business Center (CBC) in the Kingstowne Town Center.

Development is projected to increase in the northern part of Rose Hill in part because it is adjacent to the City of Alexandria. The Fairfax County Comprehensive Plan recommends a mix of uses with an intensity of up to a 1.0 Floor Area Ratio for a large portion of the South Van Dorn Transit Station Area, located near the South Van Dorn Street/I-95 interchange. Constraints, such as road access, environmental conditions and potential changes to the South Van Dorn Street interchange, will keep development intensity moderate instead of high as is normally associated with areas adjacent to Metro stations.

The Kingstowne Community Business Center is still developing and is planned for up to 1 million square feet of office space. It is not only a major employment center within the Rose Hill Planning District but it also provides shopping, entertainment, and dining in a designed urban setting.

The population of Rose Hill is not projected to increase as dramatically as it did prior to 2005, as shown on Table 4. The projected population and housing units make Rose Hill a modest growth area in the County over the next ten years. The District is substantially built out and the only population and housing unit increases will result from moderate levels of development in the Transit Station Area and from incremental redevelopment of low density single family residential portions. Without increases in stormwater management, control of human activities and encroachments, and population control of white-tailed deer and non-native invasive species, the quality of preserved parkland is threatened.

Table 4: Growth Rates for Rose Hill Planning District

Rose Hill Planning District			
	Rose Hill	Fairfax County	Rank
Total Population			
Forecast 2005	49,522	1,041,242	11 of 14
Forecast 2015	53,843	1,179,258	11 of 14
Growth Rate 1980-2005	113%	74%	3 of 14
Growth Rate 2005-2015	9%	13%	10 of 14
Housing Units			
Forecast 2005	20,573	384,683	9 of 14
Forecast 2015	22,168	436,436	10 of 14
Growth Rate 1980-2005	171%	78%	2 of 14
Growth Rate 2005-2015	8%	13%	11 of 14